WARRANTY DEED

L-BP-12-0310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Ronnie D. Wilkins
Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie D. Wilkins	Ronnie D. Wilkins	
105 Yorktown Road	(NAME) 105 Yorktown Road	
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	92-16-B-31.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BAYMAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONNIE D. WILKINS MARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 310, UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 124, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7051, PAGE 529, AMENDED IN BOOK 7119, PAGE 884, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO BAYMAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY CORRECTION QUITCLAIM DEED FROM MARY ANN ROBERTS, A SINGLE PERSON, RECORDED ON THE 7TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070807-0094237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE FILED IN PLAT BOOK 6900, PAGE 124; BOOK 7078, PAGE 443; BOOK 7051, PAGE 529; BOOK 7119, PAGE 884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South #310, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of March, 2012.

Baymar Properties, LLC

BY: Pamela Roberts Allen
Pamela Roberts Allen, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20120016642 DEEDWARR
Recvd: 03/06/12 16:09 2 pgs
Fees:13.00 Taxes:381.10
20120306-0019765

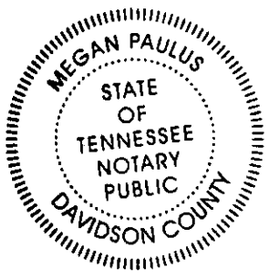
STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of March, 2012, before me personally appeared Pam Roberts Allen, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Baymar Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of March, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903